



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing to consider Planning Commission's recommendation to approve the following requests of Terry Piazza, Baumbach and Piazza, Inc. on behalf of River Pointe Partners, (1) for a General Plan amendment to redesignate the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from H1, Heavy Industrial to LDR, Low Density Residential; (2) to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial to P-D, Planned Development District, and (3) to certify the River Pointe Environmental Impact Report as adequate environmental documentation

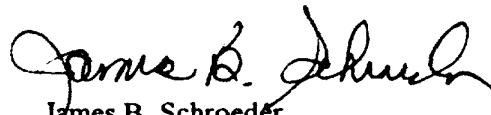
MEETING DATE: August 17, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: The City Council set a Public Hearing for 7:00 p.m., Wednesday, September 21, 1994 to consider Planning Commission's recommendation to approve the following request of Terry Piazza, Baumbach and Piazza, Inc. on behalf of River Pointe Partners:

1. for a General Plan Amendment to redesignated the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from HI, Heavy Industrial, to LDR, Low Density Residential;
2. to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial, to P-D, Planned Development District; and;
3. to recommend certification of the River Pointe Environmental Impact Report as adequate environmental documentation.

FUNDING: Required Application Fees


James B. Schroeder
Community Development Director

JBS/lw

APPROVED



THOMAS A. PETERSON
City Manager



recycled paper



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AGENDA TITLE: Set a Public Hearing to consider Planning Commission's recommendation to approve the following requests of Terry Piazza, Baumbach and Piazza, Inc. on behalf of River Pointe Partners, (1) for a General Plan amendment to redesignate the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from H1, Heavy Industrial to LDR, Low Density Residential; (2) to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial to P-D, Planned Development District, and (3) to certify the River Pointe Environmental Impact Report as adequate environmental documentation.

MEETING DATE: August 17, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council set a Public Hearing for 7:00 p.m., Wednesday, October 5, 1994 to consider the Planning Commission's recommendation to approve the following request of Terry Piazza, Baumbach & Piazza, Inc. on behalf of River Pointe Partners:

1. for a General Plan Amendment to redesignated the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from III, Heavy Industrial, to LDR, Low Density Residential;
2. to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial, to P-D, Planned Development District; and;
3. to recommend certification of the River Pointe Environmental Impact Report as adequate environmental documentation.

FUNDING: Required Application Fees

James B. Schroeder
Community Development Director

JBS/lw

APPROVED

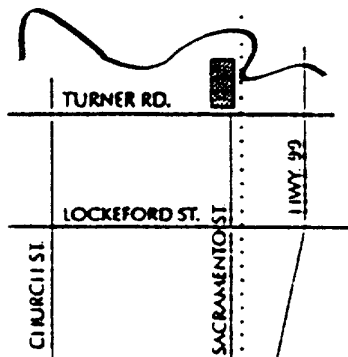
THOMAS A. PETERSON
City Manager



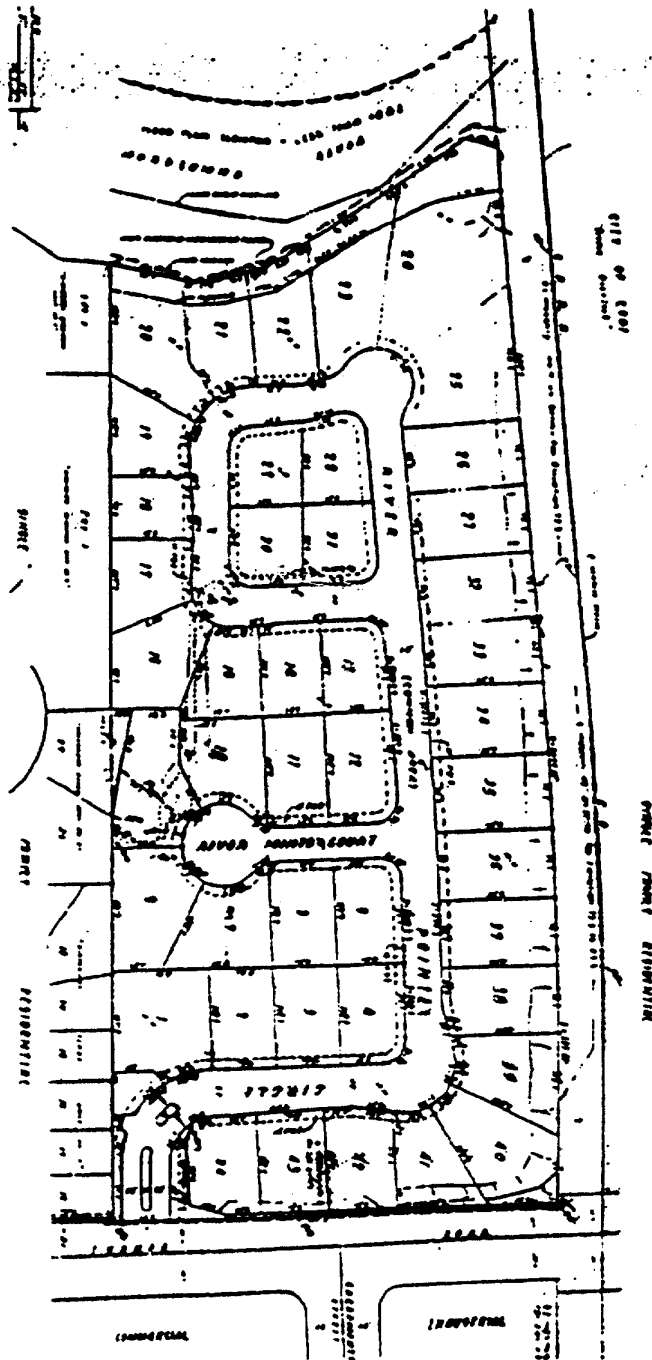
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VICINITY MAP



Riverpointe General Plan Amendment, Rezone, and Certify EIR

GPALU-94-2
Z-91-22
EIR-92-1

8-8-94

DECLARATION OF MAILING

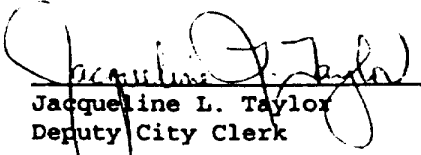
On August 18, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 18, 1994, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Deputy City Clerk



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE PUBLIC HEARING

Date: October 5, 1994

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

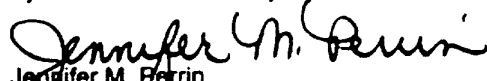
NOTICE IS HEREBY GIVEN that on **Wednesday, October 5, 1994** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) The Planning Commission's recommendation to approve the following requests of Terry Piazza, Baumbach & Piazza, Inc. on behalf of River Pointe Partners:
 - 1) for a General Plan amendment to redesignate the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from HI, Heavy Industrial, to LDR, Low Density Residential;
 - 2) to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial, to P-D, Planned Development District; and
 - 3) to certify the River Pointe Environmental Impact Report as adequate environmental documentation

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: August 17, 1994

Approved as to form:


Bobby W. McNatt
City Attorney

MAPPING LIST		River Pointe G&H Rezone, EIR		FILE #	
AP#	(OWNER'S NAME)	MAPPING ADDRESS	CITY, STATE	ZIP	
041-35-10	Jim Thorne Oil Inc et al	659 E Lockford St.	Los Angeles		
-26	Southern Pacific Railroad Co				
-25					
-27					
-38	City of Los Angeles				
411-61					
330-15	San Jacinto High College	5151 Pacific Ave	Stockton, CA	95207	
-36	Kenneth W. & Wendy Perkins	105 011a Dr.	Los Angeles	95340	
-37	Mojave S. Gutierrez et al	5413 Horn Lane	Los Angeles	95343	
-38	Byron L. & Sandra et al	1343 Delmar Dr.	Los Angeles	95340	
-41	Ray B. & Arlene Harts	102 McKelvin Ave River Dr.	Los Angeles	95340	
-42	Shirley & S. Kana Trs	1063 S. River	Los Angeles		
-51	Eugene A. Sutcliffe et al	1054 River	Los Angeles		
-52	Michael C. & M. M. Lat	104 011a Dr.	Los Angeles		
-62	Charles T. Hilsenrath	102 011a Dr.	Los Angeles		
-63	Edith R. Stinson et al	1021 River	Los Angeles		
-10	Michael & Elly Landau	44 Apple Ridge Rd	Danbury, CT	06810	
-11	Eugene R. Hilsenrath	3117 E. Woodson Rd	Alhambra, CA	95225	
-12	Alfred J. Fitch et al	1013 River Dr.	Los Angeles		
-13	Edith R. Stinson	1021 River	Los Angeles		
-14	William L. Hilsenrath	1033 River	Los Angeles		
-15	Frank & Lighton Elmer	1031 River Dr.	Los Angeles		
-16	Diane H. Hilsenrath	1033 River	Los Angeles		
-17	Elmer & E. E. Tupper	1041 River	Los Angeles		
-18	William Hilsenrath et al	1043 River	Los Angeles		
-19	John E. Hilsenrath	1051 River	Los Angeles		
36	Harold J. Hilsenrath	P.O. Box 2945	Menlo Park, CA	94025	
-21	Robert G. Hilsenrath	1061 River	Los Angeles		
-22	Nicholas Allen	1063 River	Los Angeles		
-23	Caroline C. Puckett	1071 River	Los Angeles		
-24	Howard & V. H. J. J. et al	1073 River	Los Angeles		
-25	Georg T. Seeger et al	1155 River	Los Angeles		
-26	John Seeger et al	1167 River	Los Angeles		
-27	James A. Hilsenrath	1175 River	Los Angeles		
-28	John F. Hilsenrath et al	1177 River	Los Angeles		
-29	Michael J. Hilsenrath et al	1179 River	Los Angeles		
-30	James F. Hilsenrath et al	1184 River	Los Angeles		

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AP#	OWNER'S NAME	MALING ADDRESS	CITY, STATE	ZIP
04 -376-39	Eugene Kurusu et al	3212 E Woodson Rd		95210
-35	Patsy Sasaki et al	1021 Awaani		
-36	Frank & M Flores et al et al	1031 Awaani		
-37	Fernando C Tipper	1041 Awaani		
-38	John F Morrison et al	1051 Awaani		
-39	Py G Velasquez et al	1061 Awaani		
-40	Danuen C Tuckett et al	1071 Awaani		
-41	Georgina T Seagerson et al	1105 Awaani		
-42	Tamara N Hansen et al	1115 Awaani		
-340-43	Southern Pacific RR Co	1 Market St	SAN FRANCISCO	94105
-44	"	"	"	"
-47	S J & H Herzyem Ins	1170 Sacramento St	"	94114
-340-09	Joseph K Handel et al	1836 W Ketheman Lane	Lodi CA	95242
-10	"	"	"	"
-11	"	"	"	"
-12	"	"	"	"
-13	"	"	"	"
180 -14	Billy & Linda M Felst	1157 N Hall Lane	"	95242
-15	Southern Pacific RR Co	110 Rivergate Dr.	"	95240
H30-08	Robert G & Ruth Cummings	114 Rivergate Pl	"	
-19	Karen V Albert	118 Rivergate Pl	"	
-10	Albert & Susan Thorne	122 Rivergate Dr	"	
-11	Nadine M Chase	136 Rivergate Dr.	"	
-13	G Scott & Michelle M Gladly	130 Rivergate Dr	"	
-13	Ernest & Joseph et al	134 Rivergate Pl	"	
-14	Michael & Sandra et al	138 Rivergate Pl	"	
-15	Gary L Lund & Alfred	142 Rivergate Dr.	"	
-16	James Fund	146 Rivergate Dr.	"	
-17	Gene & Barbara Forrest	150 Rivergate Dr	"	
-18	William & Mary Slagg	151 Rivergate Pl	"	
-19	Edward R & Cecily Bradahl	155 Rivergate Pl	"	
-20	Julie Ann Shulet	159 Rivergate Pl	"	
-21	Daniel & Patricia Klettner	163 Rivergate Pl	"	
-22	Barbara P Zamora Tr.	109 Rivergate Pl	"	
-23	Charles C Wilson	116 Konitz	"	
-24	Maureen K Rebecca Hays	1530 Edgewood Dr.	"	
-25	Russell & K Munson			

PUBLIC HEARING LIST

MARKET LIST FOR		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
431-436-36	Sally D Ryan	760 Woodstock Ln.	Los Altos CA	94023
436-45	Richard & Betty Orzalli	1134 Rivergate Dr.	Lodi CA	95240
-46	Andrew J & Lebra D Frey	1128 Rivergate Dr.	"	
450-01	Patricia Jeffery Tr.	3605 Wilmington Way	Stockton CA	95219
-02	H.D. & Ann Spagnue Trs.	1142 Rivergate Dr. #3	Lodi CA	952
-03	Robert & Irma Leonard	1142 Rivergate Dr. #3		
-04	Barbara M. Downs	1142 Rivergate Dr. #4		
-05	Ingeburg K. Schweyer	1142 Rivergate Dr. #5		
-16	Jimmy & Suzanne Tgelman	1142 Rivergate Dr. #6		
-07	Herbert & Marion Buck	2401 W Turner Rd. 36040	Lodi CA	95241
-08	Plice M. Space Tr.	244. Via Rancho	San Clemente CA	92612
-09	Gerald & Betty Belleville	1142 Rivergate Dr. #22	Lodi CA	95241
-10	Donald & B A Davis	1142 Rivergate Dr. #21		
-11	John F & Jim L Fluetson	1142 Rivergate Dr. #20		
-12	Anne Dobitsky	1142 Rivergate Dr. #19		
-13	Milton E. Silvergate	1142 Rivergate Dr. #18		
-14	Jeffrey & C Sweet	1142 Rivergate Dr. #1		
-15	Welden T Moss	1142 Rivergate Dr. #12		
-16	Lenny Carolin & Ektson	1142 Rivergate Dr. #10		
-17	Edward A Bent	1142 Rivergate Dr. #11		
-18	Delbert & Rita Thomas	1142 Rivergate Dr.		
-19	Albert & G Heinz	1142 Rivergate Dr. #13		
-20	Gerald & SA Hackett	1142 Rivergate Dr. #14		
-21	Wells Fargo Bank	401 W 24th St 2nd Floor	National City, CA	92101
-22	Susan B Bowen	1142 Rivergate #16	Lodi	
-23	W. J. & F. Miller Trs.	1142 Rivergate Dr. #17	"	
-24	Welden T Moss et al	4750 Quail Lakes Dr	Stockton CA	95211
470-13	Belk & Seck Yang	1103 Rivergate Dr	Lodi CA	95241
-14	Edward F & C G Yiona	1111 Rivergate	"	
-15	Nancy Spoler Tr.	1119 Rivergate Dr.	"	
-16	Eiko Kikuda Tr.	1127 Rivergate Dr	"	
-17	James F & Thelma Mordaga	1135 Rivergate Dr.	"	
-18	Kirk F & D. J. Hunt	1143 Rivergate Dr.	"	
-19	Rivergate Hotel/Louise Owners	P.O. Box 791	Lodi CA	95241
280-01	Gustaf & P. H. Hunt	1201 Rivergate Dr.	"	95241
-32	Charles & S Clark Trs	405 W Pine St	Lodi	"

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

August 11, 1994

Mr. Terry Piazza
Baumbach & Piazza, Inc.
323 West Elm Street
Lodi, CA 95240

Dear Terry:

RE: River Pointe Subdivision
General Plan Amendment
Rezoning
EIR

At its meeting of Monday, August 8, 1994, the Lodi City Planning Commission recommended that the City Council take the following actions on your requests on behalf of River Pointe Partners:

1. Approve General Plan Amendment to redesignate the Parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from HI, Heavy Industrial to LDR, Low Density Residential;
2. Approve rezoning (2-91-22) the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial to R-1, Single-Family Residential; and
3. Certify the River Pointe final Environmental Impact Report (EIR 92-1) as adequate environmental documentation on the projects.

These recommendations have been forwarded to the City Council for final hearing action. Ms. Jennifer Perrin, City Clerk, will inform you of the time and place of the City Council's public hearing.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

JBS/lw

Jim Thorpe Oil, Inc.

351 N. Beckman Road -- P.O. Box 357

Lodi, CA 95241-0357

Tel. (209) 368-6175 or (209) 462-4581 ~ CONTRACTOR'S LICENSE # 495699

RECEIVED

94 SEP -6 AM 10:15

JENNIFER M. PERRIN
CITY CLERK

September 1, 1994

Honorable Jack Seiglock, Mayor,
City Council Members
City Hall
221 W. Pine St.
P.O. Box 3006
Lodi, CA 95241-1910

RE: River Pointe Development

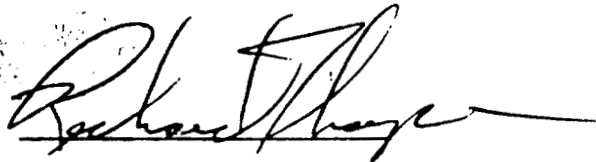
Honorable Sirs:

Much concern has been voiced by various entities over the impact our River Pointe project will have on the riparian corridor along the south bank of the Mokelumne River. I would like to take this opportunity to invite the members of the City Council and any Staff you may deem appropriate to join me on a guided walk along the river at the north boundary of our project and across the river on the east side of the Southern Pacific tracks. The purpose of this walk will be a first hand look at what is planned and what steps we have taken to mitigate the loss of any riparian corridor. I will be happy to answer all questions pertaining to these points.

Please call me at your earliest convenience to arrange a date and time for our tour.

Sincerely,

River Pointe Partners



Richard Thorpe, Partner